

MEETING RECORD

NAME OF GROUP:	URBAN DESIGN COMMITTEE
DATE, TIME AND PLACE OF MEETING:	December 3, 2019, Conference Room 210, County-City Building, 555 S. 10 th Street, Lincoln, NE.
MEMBERS IN ATTENDANCE:	Emily Deeker, Tom Huston and Michelle Penn; (Amber Brannigan, Tammy Eagle Bull and Gill Peace absent).
OTHERS IN ATTENDANCE:	David Cary, Ed Zimmer, Stacey Hageman and Teresa McKinstry of the Planning Dept.; Hallie Salem of Urban Development; Bennie Shobe, Lincoln City Council; and Karen Nalow of Clark Enersen Partners.

Chair Penn called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

HAYMARKET SOUTH STREETSCAPES:

Members present: Deeker, Huston and Penn; Brannigan, Eagle Bull and Peace absent.

Hallie Salem stated that staff saw this design project had potential for improvements to the South Haymarket area as a whole. They have been talking about a South Haymarket plan for some time. This area goes to 6th Street which is not part of the TIF (Tax Increment Financing) district. They requested qualifications from design firms and Clark Enersen was hired to delve deeper into the streetscape. This is the first step.

Karen Nalow of Clark Enersen stated they examined the South Haymarket area and developed a concept of layering. They are looking at the area's historic development and how it has changed over the years. This area has continued to change. As part of the project, they identified six main goals based off of placemaking, branding and resiliency. They want to have safe crossings and safe pathways through the district itself. They investigated where they can add additional pedestrian crossings. They also looked at parking including an analysis of the existing parking. They looked at where cars are parked legally and illegally as well.

They looked at bicycle circulation. There is the existing cycle track on N Street, on-street biking and the future bike track. They would like to continue the shared lanes on 8th Street and are looking at other shared lanes as well.

Nalow continued that they looked at contextual placemaking with the goal of creating a cohesive district through placemaking design, branding and amenities. There are some prominent nodes. They looked at how Rosa Parks Way plays an important part in this area when it comes to placemaking.

The old rail lines and docks along 7th Street are important as well. They looked at how they can develop those into important features.

For collaboration, they are coordinating design efforts with design processes for other projects. They want to make sure they make connections to the new park south of N Street and west of 7th Street.

Resiliency is the last goal. They want to create a comprehensive infrastructure plan which considers above and underground electrical, stormwater, strategies to mitigate the 100-year floodplain, fiber, reuse of existing curbs and sustainable landscaping. They looked at how they can bring in more drought tolerant plants to the area.

As they move forward they also acknowledge that this project is just one part. There is also the part of the park. The master plan concept looks at creating nodes in the area, creating the green district and pulling the park into the district. Cooper Park is to the south. They are thinking about pulling it to the north using streetscapes, and are looking at J Street for another opportunity for green in the area.

For the area under Rosa Parks Way at 6th Street, there are some opportunities for off-street private parking. The area from 6th Street to 7th Street will be more public parking. 6th Street is unique. The centerline of the street slightly curves around Rosa Parks Way. As part of the layout, they want to make sure they include the streetscape. They are incorporating angle parking along 6th Street and using bumpouts at the intersections. As part of this, they are taking out a few stalls on the west side along the way to get streetscape and street trees on that side.

7th Street has a lot of similar street components such as angle parking and bumping out the nodes. This area has existing docks. They looked at how they can allow for docks with future use. They also had an interesting section at 7th Street and N Street. There are a lot of traffic and pedestrian conflicts. They have been going through with LTU (Lincoln Transportation & Utilities) and working on a solution. They are also working with LTU on how to restrict certain turning movements and lessen pedestrian/vehicle conflicts. They are looking at how they can create a signature corner. Plants would be incorporated.

8th Street creates a more active area down to the neighborhoods. This would have parallel parking. They want more tree canopy and greenspace in this area. An additional bike lane would be added. There is a little tightening in the area around Rosa Parks Way.

Huston wanted to know about the cycle track. Nalow stated it would be two bike lanes, each one way. There would be one lane on each side of the street.

Nalow continued that on 9th Street, they wanted to create a nice entryway into the city. They would refine the parking and start to capitalize on the right-of-way they have with planting more beds and trees. They want to capitalize on the intersection at M Street, perhaps with a sculpture. They have intersections where they won't have pedestrian routes at all crossings. They want to see about adding some more back in.

On N Street, there has been some redevelopment. They would like to see more green. On M Street, they are starting to look at docks and create more greenspace. They want to create opportunities for steps or seating to incorporate the dock and street level. They want to see how they can create some signature art or light pieces at the intersection and create a visual connection to the park. At L Street, they want to look at the docks and create more seating areas. On J Street, this is an area that was more recently incorporated into this area. There is a lot of space. They could get creative with parking and sidewalk space.

They wanted to create some activity zones in the area. They want to look at areas for urban recreation, such as basketball or a skate park, as well as other ways to get people out and active. They are also looking at the addition of parking, an amenity zone could be created such as a food truck zone so the space under Rosa Parks Way can be used during the day as well. They have also started to look at how they can create opportunities for art. There is a pedestrian connection. They are looking at how this district can be used in general, in the evening. Lights could be incorporated into the district and call attention to the park and park entrance.

Huston point out that this isn't a blighted area. He wanted to know if there is a separate plan for this area. Hallie Salem responded this is part of the Lincoln Center Redevelopment Area. Huston sees merit in having a separate plan for the Haymarket South area. He is opposed to using the term TIF district. Salem stated this is a separate project area under the Lincoln Center Redevelopment Plan. There are multiple phases shown in the plan. Huston would like to see the agreement before designating a certain portion of the TIF funds to be used in the district. He would be supportive of a specific amendment pertaining to the South Haymarket in coordination with the Lincoln Center Redevelopment Plan. He wants to create the expectation with the developers from the outset that they will be helping to pay for this area. He thinks there should be an expectation that there is a project for each of these areas so they can use a portion of the TIF for all of these areas.

Penn thinks the City has been great about showing their conceptual ideas and the developers try to follow the plan.

Deeker wondered about J Street. It feels a little separated. She would encourage thinking on how this translates to the south, as well. She thinks that is an important conversation to have. Nalow noted there are still views to the Capitol building, but there are connections to the south. Deeker would like to see the houses pulled into the park. Salem noted that one of the challenges is funding. She is hoping there will be a project on the south and then they can expand on that. She likes that J Street is a boulevard. They are trying to do something similar with M Street. Deeker is thinking about the businesses. Salem believes there is opportunity for redevelopment on the south side of J Street.

Huston wondered about parking for the park. Nalow responded that is not addressed in this. Salem stated that as part of the park plan, parking for in the area could be utilized by businesses on workdays and by park users at nights and weekends. Huston noted there are also parking garages in the area.

Penn questioned why 100-year floodplain why wasn't removed using the park. Salem noted there was some floodplain work already done and there is some ongoing discussion if something could be

done if additional land is acquired for the park. That discussion isn't done yet. Huston believes land had been capped due to the railroad.

Bennie Shobe asked about phases. Salem stated that to her, this is a twenty to thirty year plan. It depends on the interest in the area. There are also harder industrial uses in the area and if they would relocate, is a question. She believes there is a willingness to keep discussions going and relocate some of the heavier industrial businesses. It will greatly depend on reinvestment. They have to be careful how they spend the money and look at what makes the most sense. The park will be a great catalyst. She thinks there is a lot of interest in the area.

Huston believes a parking garage would be a huge catalyst. When you start to talk about the contribution of a lot of projects toward a parking structure, that may be the way to go.

Salem noted this was already created as a project area. This is layering off the approved neighborhood plan. This plan gets more specific. They can show this plan as they take more projects to appear before Planning Commission. They believe they have done quite a bit in terms of outreach.

Penn wondered if any feedback has been received about the area under Rosa Parks Way. The images are helpful. Salem stated that some of these ideas were taken to Streets Alive and they were very popular.

Shobe stated he grew up in Kentucky and moved to Nebraska. He believes that under Rosa Parks Way would be a great place for a barbeque event, perhaps with trolleys in the neighborhood. Nalow noted this area is owned by the City. It would make dialogue easier for discussing that type of event.

Penn sees this as another step forward for the City. She sees a lot of great ideas. Huston believes that this area will grow well.

OTHER:

Stacey Hageman wrote a rough draft of the jury recommendations for the Enersen Urban Design Award. Two projects were recommended. The first is Block 52 (Lumberworks Block). The second is the N Street Bikeway/BikeLNK.

Huston noted there was a brief, but contentious argument for the Lincoln Children's Zoo. Huston believes it will be better next year when it is completely done.

Hageman stated there will be a larger discussion regarding this at the next meeting when there is a quorum.

There being no further business, the meeting was adjourned at 4:10 p.m.